

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Hendersonville Home 2 File # P21-73-CZD
Monday, November 22, 2021 2:00 p.m.

Alexandra Hunt, Planner I, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. Approximately two members of the public, the applicant and three City staff were in attendance and three attended via Zoom. The following attended:

Name	Address	Name	Address
Matt Manley	Staff (Zoom)		
Tyler Morrow	staff		
Terri Swann	staff		
Alexandra Hunt	staff		
Sanjay Patel, App	146 Sugarloaf Road		
Cheria Duncan	20 Hannah Grace Way		
Charlotte McClanahan	131 Yon Hill Rd.		

Ms. Hunt opened the meeting explaining this is the Neighborhood Compatibility meeting for the Hendersonville Home 2 project. According to the City's Zoning Code, the Neighborhood Compatibility meeting is the first step in the Conditional Zoning process. This project has NOT yet been reviewed by staff for Zoning Code Compliance or Comprehensive Plan Consistency. A more detailed preliminary site plan will be submitted prior to advancing to the next stage of the process. Once the Preliminary Site Plan is submitted, it will be reviewed by staff and the project will then go to the Tree Board before going to the Planning Board. Both of these boards are advisory to the City Council. Planning Board and Tree Board will both make recommendations that will be reviewed by City Council. At both the Planning Board and the City Council meetings, a public hearing will be held on this item – thus providing additional opportunities for public input. City Council is the last step in the Conditional Rezoning process. City Council will review the project and the recommendations from Tree Board and Planning Board, and they will give consideration to public comments before ultimately making a decision on the rezoning. A property is not rezoned until it is approved by City Council.

Pre-submitted public comments for today's meeting were accepted via the City of Hendersonville website and via email and will be addressed during this meeting. Comments and questions will also be accepted during today's meeting, both in-person and through zoom by following these procedures: Participants must use the raise hand feature to make comments or ask questions. At the appropriate time, we will identify users by name and unmute you. You may need to click "participants" to see the raise hand feature. On the telephone, you must press star-9. If you are in the room and would like to speak, please make yourself known and we will direct you up to the podium.

Before you speak, please state your name and address to be included in the record.

Regarding the project:

The subject property is currently zoned PCD, Planned Commercial Development. This project was never constructed, and the Special Use Permit has expired.

The property is proposed to be rezoned to PCD CZD (Planned Commercial Development Conditional Zoning District). Conditional Zoning Districts have a binding site plan and List of uses and conditions. The site plan shows a 66,000 sq. ft. four-story hotel with a meeting room on approximately 2.3 acres.

If approved, the development would be limited to the stated uses and what is shown on the approved plan. Following the developer's presentation, you will be able to question the developer about points which remain unclear. Questioning shall center on the proposal's compatibility as presented. We will identify speakers in order and unmute you.

Before you speak, please give your name and address for the record. Minutes of this meeting are being recorded and will be forwarded to the Planning Board and City Council.

Sanjay Patel with Sugarloaf Hospitality stated he is part of the development team and they have constructed six hotels in North Carolina. They were previously approved, and this was a stop and go project. They like this area and will be happy to answer any questions.

There was one pre-submitted comment. Ms. Hunt read the comment into the record.

I am the property owner of 50 Cori drive, Hendersonville, nc 28792.

We have following concern and questions.

1) please plant evergreen trees between Residence and commercial Hotel.

2) Clean the creek behind the Home 2

Hotel so that additional flood water will not back up near residence and surrounding area.

3) currently the storm water is flooding on Sugarloaf road so please Divert water proper way.

4) please divert water from proposed storage project and proposed Hotel project to take care of excess storm water on Sugarloaf road.

5) Make sure no flood lights in the Hotel parking to avoid excess lights into Residence.

Thank you.

Biren patel

828 215 8731.

Mr. Patel stated they have a landscape plan, and they will be separating the hotel from the residential area. They do have a stormwater plan in place and will meet the requirements for the City. They are not responsible for the storage project and their stormwater, but they are working on the stormwater for the hotel. They are working with Duke Energy on the lighting and plan to keep the glare off neighboring properties.

Ms. Hunt asked if anyone in attendance would like to speak. No one spoke.

Ms. Hunt stated she would now open up the public comment for anyone attending via zoom.

Ken Fitch, 1046 Patton Street stated is the property location directly across from the World of Clothing. Mr. Patel stated it is next to the Ramada Inn and A Day in the Country. Mr. Fitch asked if the current work being done is under the Special Use Permit. Mr. Patel stated they received a grading permit from the City of Hendersonville. Mr. Fitch asked about a tree survey. Mr. Patel stated he was not sure about this. Mr. Fitch stated there are large trees on the property that will be cut down and that is a concern. The Tree Board will need to know if a tree survey was done.

Tyler Morrow, Planner II stated this project was previously approved by City Council and received a zoning permit but has since expired and that is why it is having to go back through the process for a CZD.

Mr. Fitch asked about the lighting being Dark Sky compliant because that will be something they will need to know. He also asked about the site plan stating reinforced soil slope and foundation being designed by others. Can he explain that? Mr. Patel stated he has a design team that has contractors they work closely with and they will design this. Mr. Fitch stated landscaping is a concern and there is a large impervious surface so stormwater will also be a concern. Is there a Blueline Stream on the property. Ms. Hunt stated the site plan has not formally been reviewed by staff yet.

Matthew Manley, Planning Manager (attending via Zoom) stated he would look into the Blueline Stream and get an answer.

Ms. Hunt asked if anyone else would like to comment. No one spoke.

Mr. Manley stated the Blueline Stream ends at the property line just on the northern edge of the property.

Lurah Lowery, Times News asked for the names of the people that spoke.

With no further comments or questions, Ms. Hunt closed the meeting at 2:14 pm.